

NEWLY REFURBISHED WAREHOUSE UNITS AVAILABLE TO LET IN STOCKPORT FROM 8,700 - 52,000 SQ FT (808 - 4,831 SQ M)



crossleypark

DESCRIPTION

Crossley Park is under new ownership. Paloma Capital is a hands on Investor & Asset Manager who will guide Crossley Park through the next stage of its ongoing development. Exciting times are ahead for this prominent Industrial & Warehouse scheme, which is currently undergoing a dynamic programme of refurbishment and remodelling.

The estate offers a range of industrial / warehouse units, which generally benefit from the following features:

- Refurbished warehouse units, 8,700 - 52,000 sq ft (808 - 4,831 sq m)
- 24/7 manned security with gatehouse & monitored CCTV
- Dedicated loading and car parking areas
- Electrically operated roller shutter doors
- Heating & Lighting
- Bespoke fit-outs available
- Flexible terms available

- Full details of individual unit specifications are available from the letting agents.

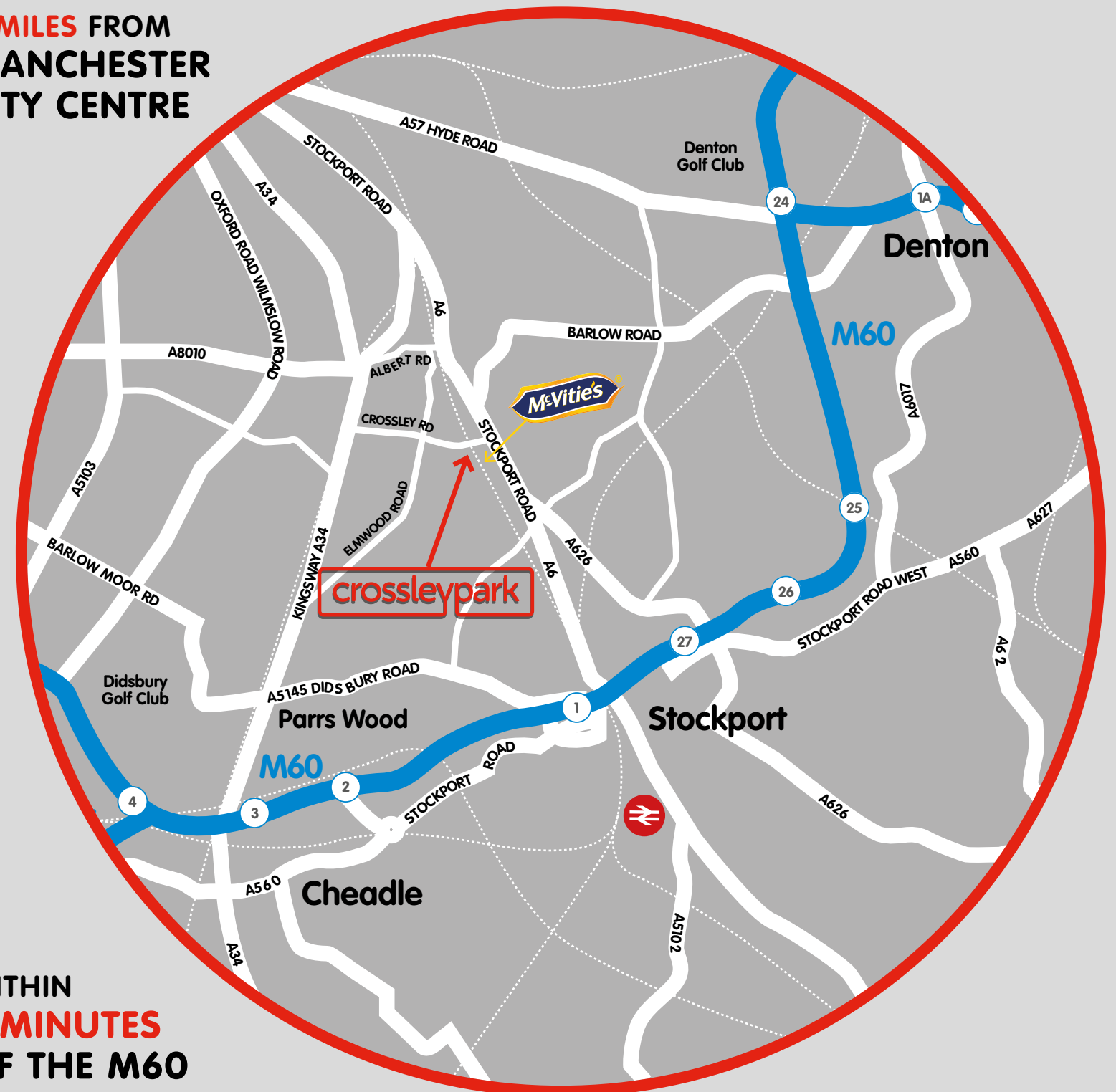


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LOCATION

Crossley Park is situated on Crossley Road, Heaton Chapel, just off the main A6 Stockport to Manchester Road (Wellington Road North). Stockport Town Centre is within 5 minutes drive, access to J1 & J27 of the M60 Orbital Motorway is within 2 miles, whilst Manchester City Centre is 4 miles away to the North and Manchester International Airport 7 miles South-West via the M60 & M56. There is also a regular Inter-City train service between Stockport and London.

4 MILES FROM MANCHESTER CITY CENTRE



WITHIN 5 MINUTES OF THE M60



AERIAL

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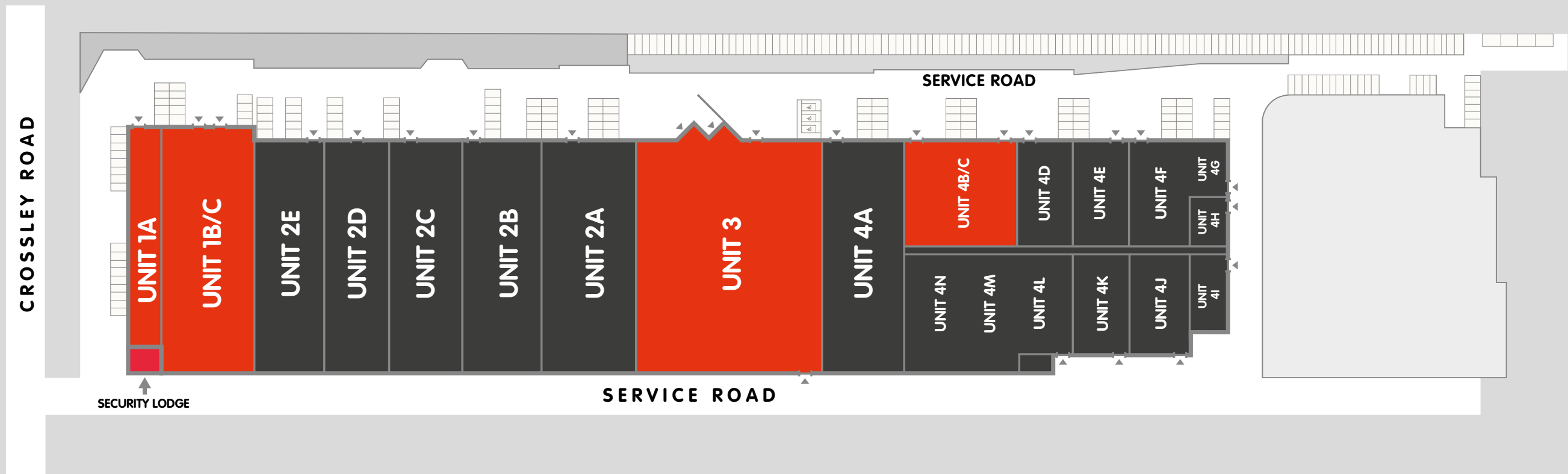


SAT NAV: **SK4 5BF**

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AVAILABILITY

Refurbished units within an established business location.



ACCOMMODATION

The estate can provide a range of accommodation from 8,500 – 52,000 sq ft (789 – 5,110 sq m).

ESTATE AMENITIES

- Well known established business location
- 24 hour site security provisions including manned gatehouse and monitored CCTV
- Fully refurbished accommodation available
- Effective ongoing estate management policy

CURRENT AVAILABILITY

Unit 1A	8,717 sq ft	809.90 sq m
Unit 1B/C	25,881 sq ft	2,404.00 sq m
Unit 3	52,000 sq ft	4,830.80 sq m
Unit 4B/C	15,557 sq ft	1,445.24 sq m

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FURTHER INFORMATION

The properties are available by way of full repairing and insuring leases, with flexible letting options available.

BUSINESS RATES

The tenants will be responsible for payment of business rates direct to the Local Authority.

SERVICE CHARGE

A service charge will be levied for the maintenance and upkeep of the common areas. Details are available on request.

VAT

All figures quoted are exclusive of VAT at the current prevailing rate.

Viewings can be arranged by appointment with the joint letting agents.

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